

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

OFFICE USE ONLY

Application #: 216-078
Date Received: 11/1/16
Application Accepted By: TD+KP Fee: \$1,800
Comments: Assigned to Kelsey Priebe, kpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1315 City Park Avenue Zip 43207
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

010-046829 & 010-047400

Parcel Number for Certified Address _____

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) LAR1 & R2F Requested Zoning District(s) AR-1

Area Commission Area Commission or Civic Association: South Side Area Commission & Merion Village Association

Proposed Use or reason for rezoning request: Town homes (continue on separate page if necessary)

Proposed Height District: 35' Acreage 0.34 acres

[Columbus City Code Section 3309.14]

APPLICANT:

Name City Park Acquisitions, LLC
Address 1349 Dennison Avenue City/State Columbus, OH Zip 43201
Phone # 614-563-3533 Fax # n/a Email bhiggins@archcitydevelopment.com

PROPERTY OWNER(S):

Name City Park Investment Properties, LLC
Address 241 Red Tail Drive City/State Canal Winchester, OH Zip 43110
Phone # 614-264-2106 Fax # _____ Email skeech@gmail.com
☒ Check here if listing additional property owners on a separate page

ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☐ Attorney ☒ Agent

Name NATHAN SAMPSON (BEHAL SAMPSON DIETZ)
Address 990 W. 810 AVE. City/State COLUMBUS, OH Zip 43212
Phone # 614-464-1933 Fax # 614-298-2149 Email: nsampson@bsdarchitects.com

SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE _____

PROPERTY OWNER SIGNATURE SD Keen Thomas Murphy

ATTORNEY / AGENT SIGNATURE _____

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make all checks payable to the Columbus City Treasurer

REZONING APPLICATION

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Phone: 614-645-7433 www.columbus.gov

AFFIDAVIT

(See instruction sheet)

APPLICATION # 216-078

STATE OF OHIO
COUNTY OF FRANKLIN

Brian Higgins

Being first duly cautioned and sworn (1) NAME

of (1) MAILING ADDRESS 1349 Dennison Avenue, Columbus, OH 43201

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1315 City Park Avenue

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/1/16

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

☐ Check here if listing additional property owners
on a separate page.

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(4) City Park Investment Properties, LLC

241 Red Tail Drive

Canal Winchester, OH 43110

Thomas Murphy

12325 Matville Rd

Oriet, OH 43146

City Park Acquisitions, LLC

614-563-3533

(5) Southside Area Commission

Curtis Davis, Zoning Chair

584 East Moler Street, Columbus, OH 43207

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

(8)

day of

November

, in the year

2016

(8)

Christina L Huntley

01-01-2020

This Affidavit expires six months after date of notarization.

Notary Seal Here

CHRISTINA L HUNTLEY
Notary Public, State of Ohio
My Commission Expires 01-01-2020

Hitesh and Pratima Pandya
5238 Cascade Drive
Powell, OH 43065

Or Woodyard Company
1346 South High Street
Columbus, OH 43207

Bash 3, LLC
1119 Regency Drive
Columbus, OH 43220

Bailey Investment Properties, LLC
241 Red Tail Drive
Canal Winchester, OH 43110

Michael Martin
39 East Moler Street
Columbus, OH 43207

Scott Schweitzer
2344 Northwest Blvd
Upper Arlington, OH 43221

Marcia Arnold
3856 Hillcrest Street E
Hilliard, OH 43026

Kory Larimore
1967 Wolverhampton Road
Powell, OH 43065

Matthew Groom
2868 Bryden Road
Columbus, OH 43209

James Caudill
184 State Street
Jackson, OH 45640

Paul Stephens
51 Frebis Avenue
Columbus, OH 43206

Brian Ridenour
Joshua McAdams
1295 City Park Avenue
Columbus, OH 43206

James & Erin Heinzman
1289 City Park Avenue
Columbus, OH 43206

1283 City Park, LLC
4701 SW Admiral Way, #175
Seattle, WA 98116

City Park Acquistions, LLC
1349 Dennison Avenue
Columbus, OH 43201

City Park Investment Properties, LLC
241 Red Tail Drive
Canal Winchester, OH 43110

Thomas Murphy
12325 Matville Road
Orient, OH 43146

South Side Area Commission
c/o Curtis Davis
584 East Moler Street
Columbus, OH 43207

Nathan Sampson
Behal Sampson Dietz
990 W. 3rd Avenue
Columbus, OH 43212

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION # 216-078

STATE OF OHIO
COUNTY OF FRANKLIN

Brian Higgins

Being first duly cautioned and sworn (NAME) _____

of (COMPLETE ADDRESS) 1349 Dennison Avenue, Columbus, OH 43201

deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. MDB Lakeshore Holdings, LLC 1555 Lake Shore Drive Columbus, OH 43204	2. VHS City Park, LLC 823 East Long Street, 2nd Floor Columbus, OH 43203
3.	4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 1st day of November, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

01-01-20

This Project Disclosure Statement expires six months after date of notarization.

CHRISTINA L HUNTLEY
Notary Public, State of Ohio
My Commission Expires 01-01-2020

Notary Seal Here

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Please make all checks payable to the Columbus City Treasurer



City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010046829, 010047400

Zoning Number: 1315

Street Name: CITY PARK AVE

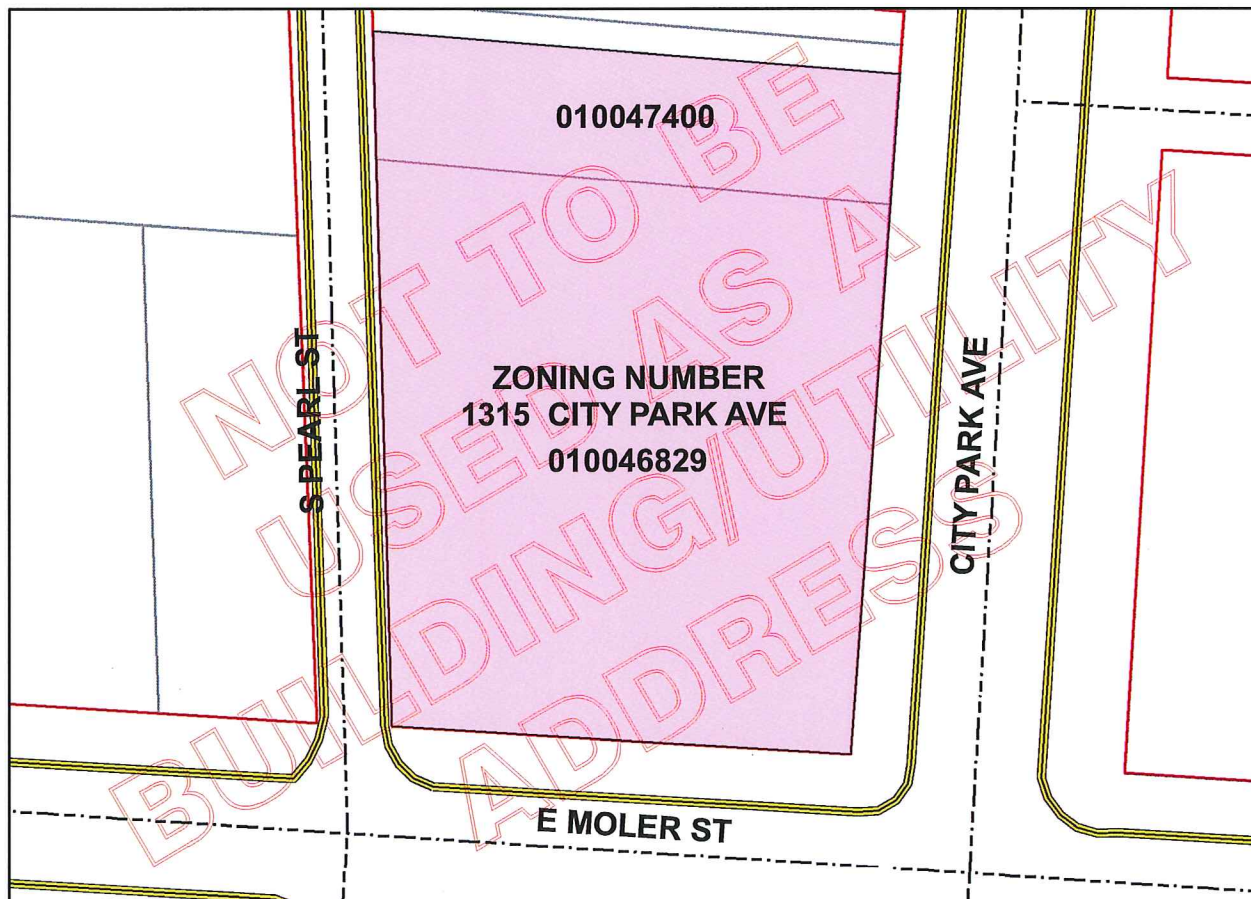
Lot Number: N/A

Subdivision: N/A

Requested By: BEHAL SAMPSON DIETZ (MARK OSWANSKI)

Issued By: *Adyana amariam*

Date: 10/28/2016



FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

SCALE: 1 inch = 40 feet

GIS FILE NUMBER: 77563

210-070

EXHIBIT A - LEGAL DESCRIPTION

Legal Description:

Tract 1:

Situate in the City of Columbus, in the County of Franklin and State of Ohio, and being more particularly described as follows:

Being Lot Numbers One (1) and Two (2) of Catherine Loechler's Subdivision of Lot Number Six (6) of Nathaniel Merion's Amended Subdivision of a part of Half Section No. 29, Township No. 2, Range No. 22, Refugee Lands, as the same is numbered and delineated on the recorded plat thereof, of record in Plat Book No. 2, page 355, Recorder's Office, Franklin County, Ohio.

EXCEPTING however from the above described premises Nine (9) feet off the south and thereof, heretofore condemned by the City of Columbus, Ohio, for the purposes of widening Moler Street and excepting also twenty-six (26) feet, measured on the East line of said Lot Numbered Two (2) off of the north ends of said Lot Numbers One (1) and Two (2) above described and known as Number 28 East Moler Street, Columbus, Ohio.

TOGETHER with a seven (7) foot strip of an alley vacated by Columbus City Ordinance 37.249 passed June 28, 1926, and extending along the entire east side of the above described premises.

Easements, restrictions, etc.: Subject to easements, conditions, and restrictions of record.

Parcel Number: 010-046829-00

Property Address: 28 Moler St, Columbus OH 43201

Prior Reference: Instrument No. 200603020040251

Tract 2:

Situated in the State of Ohio, County of Franklin, and in the City of Columbus:

Being 26 feet off of the North ends of Lots Number One (1) and Two (2), in Gottlieb Loechler's Subdivision of Lot Number Six (6) of N. Merion's Subdivision of part of half Section 29, Township 5, Range 22, Refugee lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 355, Recorder's Office, Franklin County, Ohio, together with that portion of an alley lying East of the above described premises as vacated by Ordinance No. 37249, passed June 28, 1926, City of Columbus.

Parcel Number: 010-047400-00

Property Address: 1305 City Park Avenue, Columbus, OH 43206

Prior Reference: Instrument No. 20030521050686

Easements, restrictions, etc.: Subject to easements, conditions, and restrictions of record.

Tract 3:

Situated in the State of Ohio, County of Franklin, City of Columbus, and being more particularly described as follows:

Beginning at the true point of beginning, and being the northeast corner of Lot 2 of Gottlieb Loechler's Subdivision of Lot 6 of Nathaniel Merion's Amended Subdivision of part of half Section 29, Township 5, Range 22 of the Refugee lands, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 2, Page 355, of the Franklin County Recorder's Office;

Thence with the northerly line of Lots 2 and 1 of said subdivision and the southerly line of the herein described alley, N 88° 18' 02" W a distance of 112.11 feet to an iron pin set at the northwest corner of Lot No. 1 of said subdivision and a point on the easterly line of Pearl Street;

Thence with the easterly line of Pearl Street, extended, to the center of the herein described alley, N 13° 48' 52" W a distance of 6.23 feet to a PK nail set in the center of said alley;

Thence with the centerline of the herein described alley, S 88° 18' 02" E a distance of 113.73 feet to a PK nail set at the intersection of said centerline and the westerly right-of-way line, extended, of City Park Avenue;

Thence with said westerly line of City Park Avenue, S 01° 13' 29" W a distance of 6.00 feet to the TRUE POINT OF BEGINNING, containing 0.015 acres more or less.

Iron pins set are 30" in length and 58" in diameter with a yellow cap "Property Line PS-7616".

Easements, restrictions, etc.: Subject to easements, conditions, and restrictions of record.

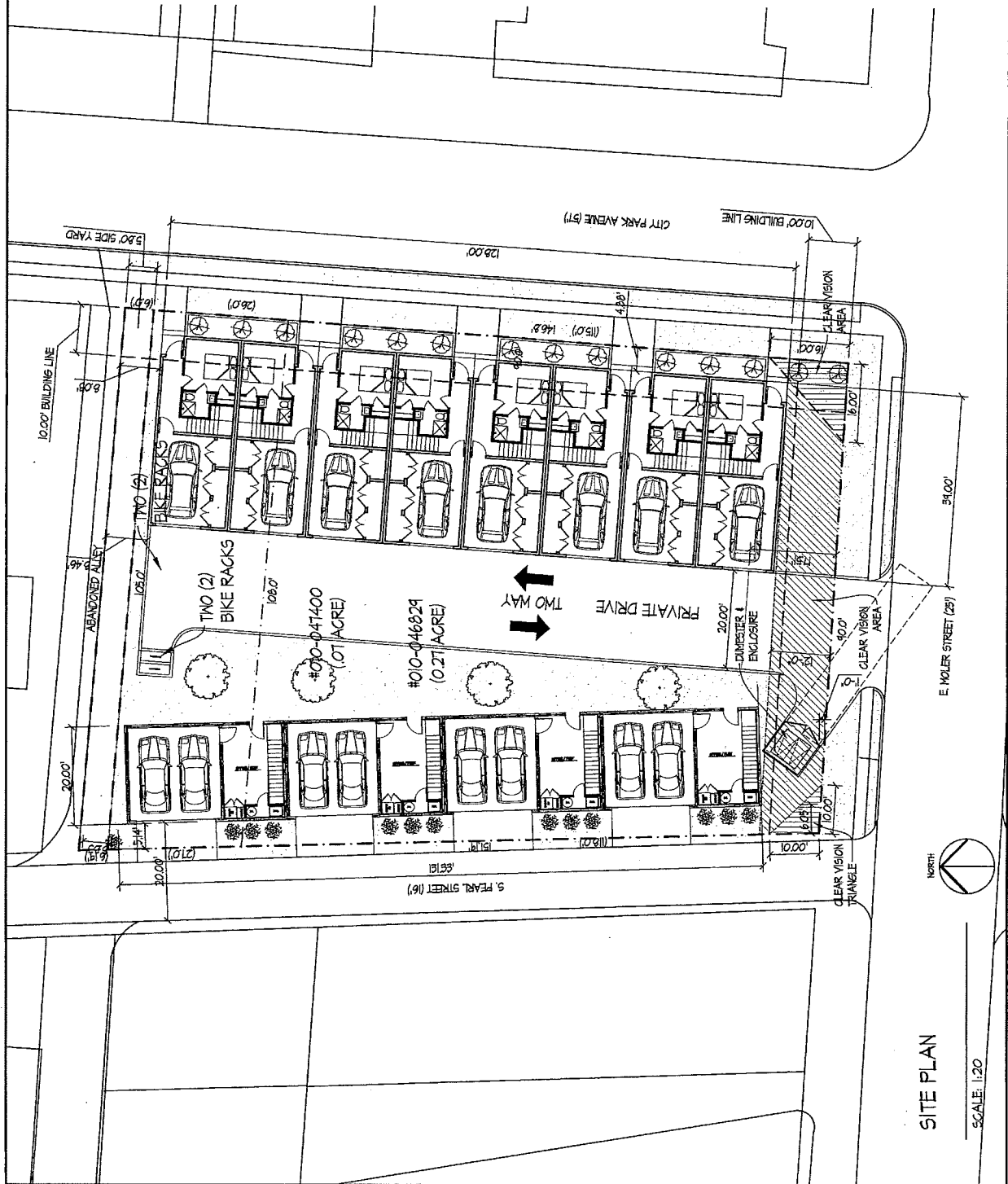
Parcel Number: 010-250522-00

Property Address: City Park Avenue, Columbus, OH 43206

Prior Reference: Instrument No. 200305090137947

BEHAL SAMPSON DIETZ
 990 WEST THIRD AVE.
 COLUMBUS, OHIO 43212

SCHEMATIC SITE PLAN DESIGN FOR
 1305 CITY PARK AVE
 NOVEMBER 1, 2016
 216-078



SITE PLAN

SCALE: 1:20

BEHAL SAMPSON DIETZ
990 WEST THIRD AVE.
COLUMBUS, OHIO 43212

SITE PLAN NOTES

- LANDSCAPING AND SCREENING SHALL COMPLY WITH OCC312.1
- PARKING SPACES SHALL COMPLY WITH OCC312.2
- PARKING SPACE FOR ADA COMPLIANCE SHALL COMPLY WITH OCC312.3
- REQUIRED SURFACE FOR PARKING SHALL COMPLY WITH OCC312.4
- STUMPING AND MARKING SHALL COMPLY WITH OCC312.5
- BICYCLE PARKING SHALL COMPLY WITH OCC312.6
- DMASTER AREA SHALL COMPLY WITH OCC312.7
- LIGHTING SHALL COMPLY WITH OCC312.8
- LANDSCAPING SHALL COMPLY WITH OCC312.9
- SCREENING SHALL COMPLY WITH OCC312.10

FLOOD ZONE	OUT
TINSEL	38 OF 45
MAP NUMBER	3903200X
MAP REVISION	JUNE 17, 2008

DESIGN CALCULATIONS AND VARIANCES

PARCELS: 010-04624, 010-04140
 DISTING ZONING: LAR-1, APARTMENT RESIDENTIAL (L25-024) - 010-04624
 HEIGHT DISTRICT: R2, RESIDENTIAL (L25-022) - 010-04140
 AREA COMMISSION: H-35
 COLUMBUS SOUTHSIDE AREA COMMISSION

COMBINED LOT AREA: 15,491.50 FT. (0.351 ACRES)
 12 COMBINED PARCELS - CENTER OF 5. PEARL STREET PER C22333.15(B)
 PROPOSED 4-UNIT APARTMENT HOUSE FOOTPRINT: 4,491.50 FT.
 PROPOSED 4-UNIT DWELLING FOOTPRINT: 2,581.50 FT.
 PROPOSED TOTAL BUILDING FOOTPRINT: 1,574.50 FT. (47.4% LOT COVER/AGE)
 PROPOSED BUILDING HEIGHT: 55 FEET
 PROPOSED DWELLING UNITS: 12
 PROPOSED ZONING: AR-1, APARTMENT RESIDENTIAL DISTRICT
 LOT DENSITY: 92.10 DWELLING UNITS PER ACRE
 REAR YARD (4-UNIT APARTMENT HOUSE): 4,562.50 FT. (24.5% TOTAL LOT AREA)
 REAR YARD (4-UNIT DWELLING): 0.50 FT. (0% TOTAL LOT AREA)

VARIANCES:

- 310.24(C) - MINIMUM NUMBER OF PARKING SPACES REQUIRED
 TO PERMIT THE MINIMUM NUMBER OF OFF-STREET PARKING SPACES TO BE REDUCED FROM 19 TO 16.
- 321.01(A) - DMMASTER AREA
 TO PERMIT A DMMASTER AND ENCLOSURE TO BE LOCATED BETWEEN THE BUILDING LINE AND THE RIGHT-OF-WAY LINE ALONG E. MOLIER STREET.
- 331.02(B)(2) - CLEAR VISION FOR OTHER DRIVERS
 TO REDUCE THE CLEAR VISION FOR OTHER DRIVERS FROM 30 FEET TO 16 FEET AT E. MOLIER ST. AND CITY PARK AVENUE
- 333.02 - AR-12, AR-10 AND AR-1 APARTMENT RESIDENTIAL DISTRICT USE
 TO ALLOW AN ARRANGEMENT OF ONE (1) 4-UNIT APARTMENT HOUSE AND ONE (1) 4-UNIT DWELLING
- 333.16 - FRONTING
 TO PERMIT ONE (1) 4-UNIT DWELLING TO FRONT UPON A PRIVATE DRIVE N.E. OF A PEARL STREET
- 333.18(D)(1) - BUILDING LINES
 TO REDUCE THE BUILDING LINE FROM 10 FEET TO 4.15 FEET ON CITY PARK AVENUE
- TO REDUCE THE BUILDING LINE FROM 10 FEET TO 10 FEET ON E. MOLIER STREET
- 333.22 - MINIMUM SIDE YARD REQUIRED
 TO REDUCE THE SIDE OF THE FRONT OF EACH SIDE YARD FROM 16 FEET TO 12 FEET
- 333.28 - MINIMUM SIDE YARD PERMITTED
 TO REDUCE THE MINIMUM SIDE YARD PERMITTED FROM 5.0 FEET (333.23(C)) TO 0 FEET
- 333.34 - REAR YARD
 TO REDUCE THE REQUIRED REAR YARD FROM TOTALING NO LESS THAN 25 PERCENT OF THE TOTAL LOT AREA TO NO LESS THAN 0 PERCENT OF THE TOTAL LOT AREA FOR THE 4-UNIT DWELLING.

SCHEMATIC SITE PLAN DESIGN FOR

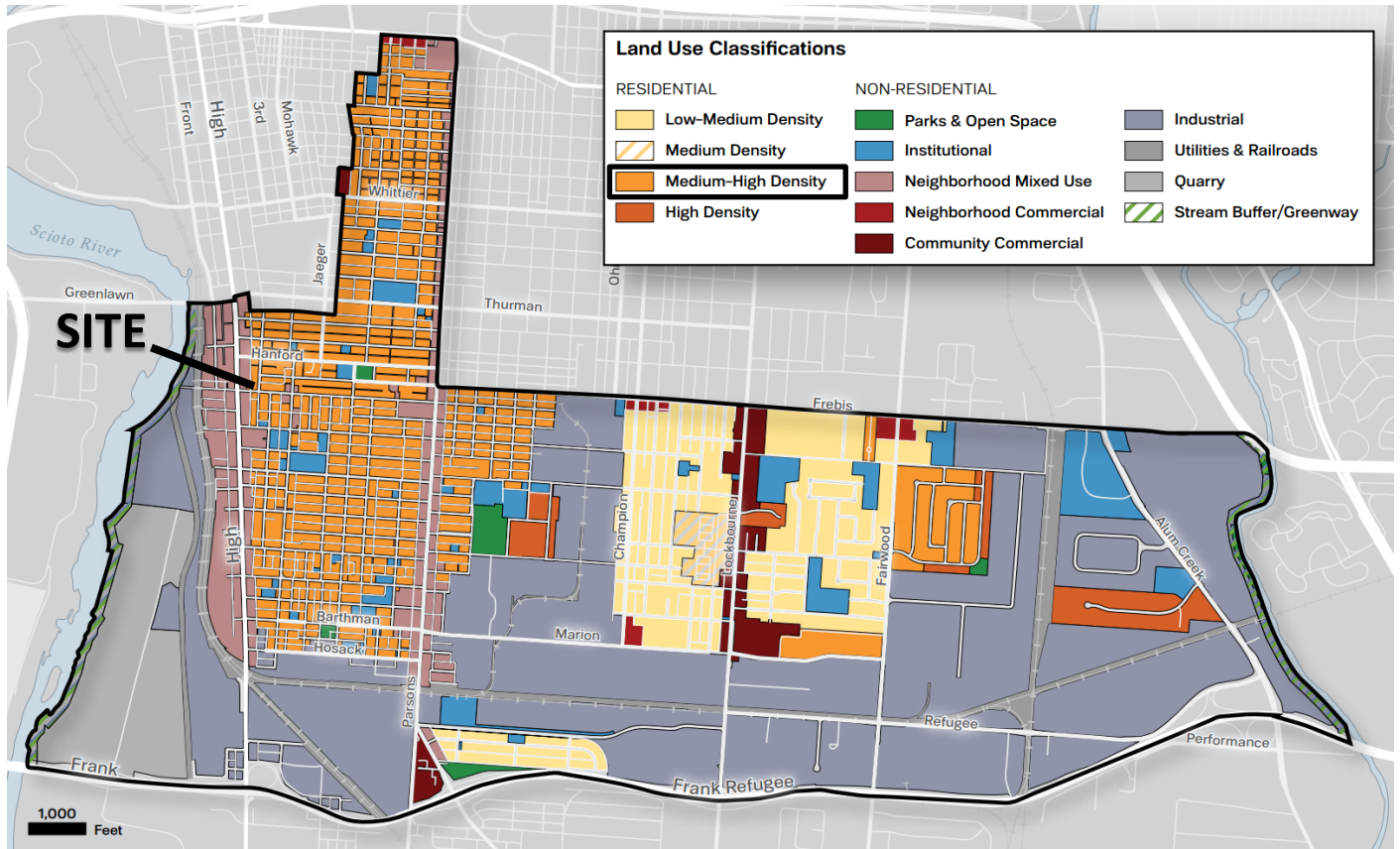
1305 CITY PARK AVE

NOVEMBER 1, 2016

216-018



Z16-078
1315 City Park Avenue
Approximately 0.34 acres
LAR1, R2F to AR-1



Z16-078
 1315 City Park Avenue
 Approximately 0.34 acres
 LAR1, R2F to AR-1



Z16-078
1315 City Park Avenue
Approximately 0.34 acres
LAR1, R2F to AR-1